



Zoning Committee

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: MX-3 (mixed use) and UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 240.32 acres located on the west side of Steele Creek Rd, south of Sledge Rd, east of Shopton Rd
(Council District 3 - Watlington)

PETITIONER

Pulte Homes

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **consistent** with the *Steele Creek Area Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses at up to four dwelling units per acre.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The petition is consistent with the low-density residential recommendation as per the Steele Creek area plan and is compatible with the surrounding existing land uses.
- The proposed site plan includes a 150 unit continuing care/retirement community, which could be classified as an institutional land use, and consistent with the recommendation in the Steele Creek Area Plan for institutional uses to be considered appropriate at various locations throughout the area.
- The site provides a range of housing types and options while maintaining the density recommended in the area plan.
- The project is providing a mix of active and passive open space to serve the residents and manage environmental features of the site.
- The proposed site plan commits to many transportation improvements to the area.

Motion/Second: Welton / McMillan
Yeas: Blumenthal, Kelly, McMillan, Nwasike, Samuel,
and Welton
Nays: None
Absent: Barbee
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

Joe Mangum (704) 353-1908